

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

November 17, 2003

CALL TO PODIUM:

Daniel Janousek, AICP

RESPONSIBLE STAFF:

Daniel Janousek, Long Range
Planning

AGENDA ITEM:

(please check one)

<input type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input type="checkbox"/>	Public Hearing
<input type="checkbox"/>	Historic District
<input type="checkbox"/>	Consent Item
<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	Resolution
<input checked="" type="checkbox"/>	Policy Discussion
<input type="checkbox"/>	Work Session Discussion Item
<input type="checkbox"/>	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item
is a public hearing)

Introduced	
Advertised	05-14-2003
	05-21-2003
Hearing Date	6-02-2003
Record Held Open	10-13-2003
Policy Discussion	11-17-2003

TITLE: Policy Discussion

SDP-03-004, Amendment to SDP 7-1 from 26,000 square feet of previously approved retail land use to 42,091 square feet of mixed land use. The subject property is located at 183 Kentlands Boulevard, Midtown, Kentlands, Lot 1 Block Q and is bordered by Great Seneca Highway and Kentlands Boulevard. The subject property consists of approximately 3.41 acres of land and is zoned MXD (Mixed Use Development).

SUPPORTING BACKGROUND:

Attached are additional exhibits received since the joint public hearing on Monday, October 13, 2003. These are listed in bold type on the Index of Memoranda. The Mayor and City Council's record remains open.

At their meeting of November 5, 2003, the Planning Commission recommended approval of this SDP amendment to the Mayor and City Council with four (4) conditions as stated in the Planning Commission's original CPC memorandum dated July 27, 2003. Exhibit 40 contains the Planning Commission's revised recommendation.

DESIRED OUTCOME:

Policy Discussion and Staff Guidance.

Index of Memoranda
SDP-03-004 (Amendment to SDP 7-1)
Saul Centers
183 Kentlands Boulevard

Updated November 12, 2003

'Bold' Attached

Number	Exhibit
1.	Site Plan Application dated May 12, 2003
2.	Site location map
3.	Site Plan, Landscape Plan and Elevations
4.	Notice of Joint Public Hearing sent to <i>Gaithersburg Gazette</i> on May 13, 2003
5.	Notice of Public Hearing sent May 15, 2003
6.	Resolution R-86-97 granting approval for Schematic Development Plan SDP 7-1, known as Kentlands Midtown Phase 2, Section 3 & 4, Market Square, and Phase one of Lakelands dated July 7, 1997
7.	Letter from Wheeler & Korpeck, LLC, Attorneys at Law, to Mr. Daniel Janousek, Planner, dated June 13, 2003.
8.	Staff Analysis
9.	Communication: Planning Commission, June 27, 2003
10.	E-mail from Elly Shaw-Belblidia to the Mayor and City Council dated June 27, 2003
11.	E-mail from Nora Caplin to Dave Humpton dated June 27, 2003
12.	E-mail from Richard L. Arkin to the Mayor and City Council dated July 1, 2003
13.	E-mail from Brian O'Looney to Fred Felton dated June 13, 2003
14.	Joint Public Hearing Transcript, June 2, 2003
15.	City Council Minutes, June 2, 2003
16.	Blank
17.	Blank
18.	Blank
19.	Planning Commission Minutes, June 18, 2003
20.	Letter from John Collich to Dan Janousek dated July 1, 2003 (RE: Lowes)
21.	Letter from John Collich to Dan Janousek dated July 1, 2003 (RE: Kentlands Retails, Inc.)
22.	Letter from Wheeler & Korpeck, LLC, Attorneys at Law, to Mr. Daniel Janousek, Planner, dated July 1, 2003.
23.	Reciprocal Easement Agreement (Access, Parking and Utilities)
24.	Letter from Robin P. Nickles to Daniel Janousek, dated July 2, 2003
25.	Letter from John Collich to Dan Janousek dated July 2, 2003
26.	City Council Minutes, July 7, 2003
27.	City Council Minutes, July 21, 2003
28.	Kentlands/Lakelands Community Input Meeting Report, August 26, 2003

29. Joint Work Session Minutes, September 8, 2003
30. Revised Site Plan received September 18, 2003.
31. E-mail from Genie L. Tillisch to Mayor and City Council and Planning Commission dated September 23, 2003
32. E-mail from James Pash to Mayor and City Council and Planning Commission dated September 25, 2003
33. E-mail from Roy Fleischer to Mayor and City Council and Planning Commission dated September 25, 2003
34. Letter from Mike Watkins, DPZ, to Blanche Keller, Chairperson, and members of the Planning Commission, dated September 25, 2003.
35. E-mail from Richard Arkin to Mayor and City Council and Planning Commission dated September 26, 2003
36. E-mail from Eddie Sacks to Mayor and City Council and Planning Commission dated September 26, 2003
37. E-mail from Diane Dorney to Mayor and City Council and Planning Commission dated September 26, 2003
38. Letter from Roger K. Bain, Wheeler & Korpeck, LLC, to Mr. Daniel Janousek, Planner dated October 1, 2003.
39. Letter from John Collich to Blanche Keller, Chairperson, Planning Commission dated October 29, 2003
40. Communication: Planning Commission, November 10, 2003

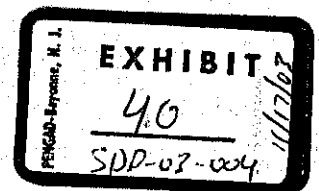
COMMUNICATION: PLANNING COMMISSION**MEMORANDUM TO:** Mayor and City Council**VIA:** David Humpton, City Manager**FROM:** Daniel Janousek, Planner**DATE:** November 10, 2003

SUBJECT: SDP-03-004 - Saul Holding Limited Partnership c/o Saul Center
Amendment to approved Schematic Development Plan SDP-L7-1, Kentlands Section 3, Lot 1/Block Q, from 26,000 SF of retail to 17,686 SF of office and 24,405 SF of retail use for a total of 42,091 SF of mixed land use in accordance with §24-160D.11 and §24-198(c) of the City Code. The subject property is located at 183 Kentlands Boulevard, Midtown, Kentlands, Lot 1/Block Q, bordered by Great Seneca Highway and Kentlands Boulevard. The subject property consists of approximately 3.41 acres of land and is zoned MXD (Mixed Use Development).

At its regular meeting on November 5, 2003, the Planning Commission made the following motion:

Commissioner Levy moved, seconded by Commissioner Hicks, to recommend SDP-03-004 for APPROVAL to the Mayor and City Council, with conditions as listed in the Planning Commission's recommendation of June 18, 2003 (CPC dated June 27, 2003).

Vote: 5-0



Planning Director Jennifer Russel

SAUL CENTERS, INC.

7501 Wisconsin Avenue, Suite 1500, Bethesda, Maryland 20814-6522
(301) 986-6200

October 29, 2003

Hand Delivered

Chair Blanche Keller
Planning Commission
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

Re: SDP-03-004
SDP-03-005

Dear Chair Keller:

In an effort to clarify the recent discussions, we offer the following:

- The total square footage for the proposed street edge remains the same, containing up to a total of 20,000 s.f.
- The street edge remains substantially similar to the previous layout with the exception of the relocation of a drive accessing the Lowe's parking lot which was previously located between Sites B and C and is now located between Sites C and D. The elevation for the street edge remains substantially similar with the outdoor patio areas and the architectural connections of the buildings.
- The development of the street edge will be in phases as third party approvals are received from Lowe's and the adjoining property owner. The phases are anticipated to be as follows:

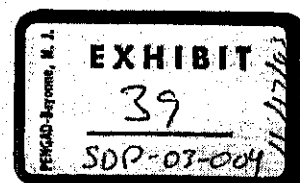
Phase 1: The development of Site B up to 6,000 s.f.

Phase 2: The development of Site C totaling not more than 12,000 s.f. for Sites B and C, including the outdoor seating area between Sites B and C. In addition, Phase 2 improvements will include the street edge improvements in front of Phase 3.

Phase 3: The development of Sites D and E, which will not exceed a total of 20,000 s.f., for Sites B, C, D, and E, collectively.

To further clarify the discussions, we are receptive in obtaining City approval for either Option A or B below:

Option A. Schematic Development Plan approval to allow the development of Sites B, C, D, and E, as outlined in the above phasing plan, with the understanding the Schematic Development Plan approval will be valid for a period of (5) years, with extensions as may be approved by the City Staff.

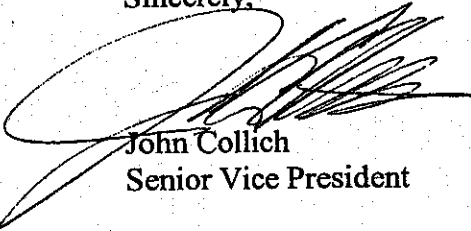


Chair Blanche Keller
October 29, 2003
Page 2 of 2

Option B. Schematic Development Plan approved for the development of Sites B and C, as outlined in the above Phases I and II. Sites D and E will require us to reapply for an amendment to the Schematic Development Plan.

Chair Keller, it is our intention to move forward immediately with the development of the mixed-use office retail building under SDP-03-004 and Site B under SDP-03-005. It is our desire to have these facilities operational in Fall 2004. We trust the above clarifies our discussions. Should you require any additional information, please feel free to contact me at (301) 986-6134.

Sincerely,



John Collich
Senior Vice President

1W: 102803gaith.let.doc
JC/cag

COMMUNICATION: PLANNING COMMISSION**MEMORANDUM TO:** Mayor and City Council**VIA:** David Humpton, City Manager**FROM:** Daniel Janousek, Planner**DATE:** June 27, 2003

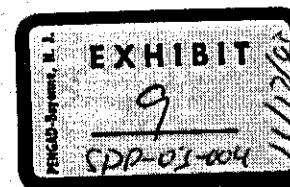
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At its regular meeting on June 18, 2003, the Planning Commission made the following motion:

Commissioner Bauer moved, seconded by Commissioner Hicks, to recommend SDP-03-004 for approval to the Mayor and City Council, with the following conditions:

1. Final elevations are to be approved by the Planning Commission;
2. The landscape plan is to be further refined by the applicant;
3. Applicant is to provide all necessary joint access and parking easements for review and approval during the final site plan process; and
4. The streetscape design, including the street widths, sidewalk widths, street trees, planting strips, and sidewalk locations are to be consistent with Kentlands and other similar projects in the City. The applicant is to work closely with City Staff to incorporate a final streetscape design to be reviewed and approved during the final site plan process.

Vote: 5-0



SHEET INDEX

- C-1 SDP 7-1 AMENDMENT COVER SHEET
- C-2 SDP 7-1 AMENDMENT SITE & STORM DRAIN PLAN
- C-3 SDP 7-1 AMENDMENT SITE & STORM DRAIN DETAILS
- C-4 SDP 7-1 AMENDMENT LANDSCAPE PLAN
- C-5 SDP 7-1 AMENDMENT LANDSCAPE DETAILS

1/25 revised
1/32 provided

LAKE LANDS

MIDTOWN SECTION 3: LOT 1, BLOCK Q

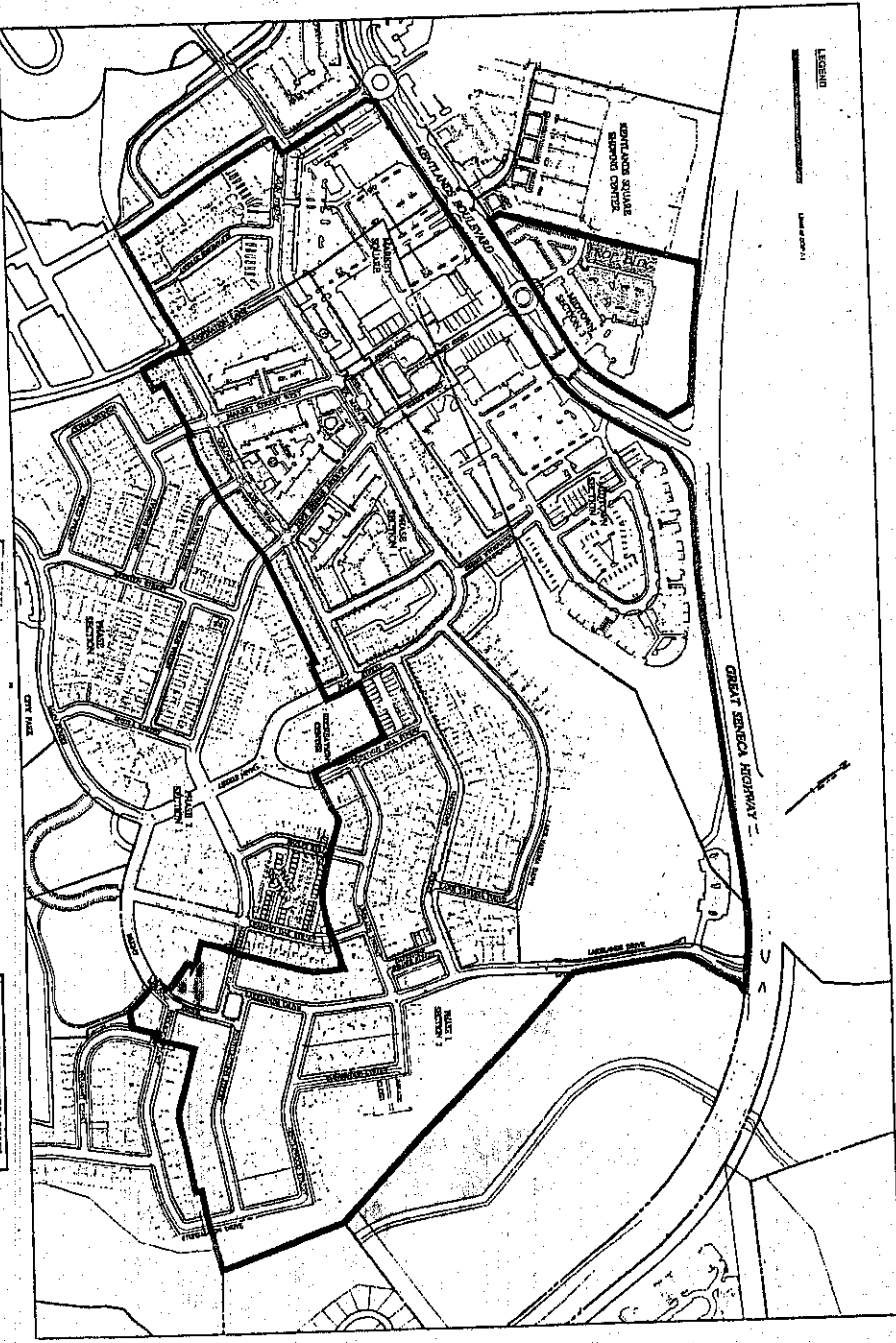
SCHEMATIC DEVELOPMENT PLAN 7-1 AMENDMENT

(AMENDMENT TO REVISE 26,000 SF RETAIL TO 42,091 SF MIXED USE OFFICE AND RETAIL)

EXHIBIT
3
SDP-02-004

2/16/07
7th Floor - 07/03/04

WICINITY MAP
1" = 200'



Item	Quantity	Unit	Notes
1. Retaining wall and proposed earth	1,000	sq ft	
2. Existing sidewalk proposed to be	1,000	sq ft	
3. New sidewalk proposed to be	1,000	sq ft	
4. New sidewalk proposed to be	1,000	sq ft	
5. New sidewalk proposed to be	1,000	sq ft	
6. New sidewalk proposed to be	1,000	sq ft	
7. New sidewalk proposed to be	1,000	sq ft	
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8. New sidewalk proposed to be	1,000	sq ft	
9. New sidewalk proposed to be	1,000	sq ft	
10. New sidewalk proposed to be	1,000	sq ft	

1. The City of Kentlands is hereby approving the proposed development plan for the subject property, subject to the following conditions:

2. The City of Kentlands is hereby approving the proposed development plan for the subject property, subject to the following conditions:

3. The City of Kentlands is hereby approving the proposed development plan for the subject property, subject to the following conditions:

CITY OF KENTLANDS LANDS & DEVELOPMENT
SCHEMATIC DEVELOPMENT PLAN APPROVAL

NOTE: The City of Kentlands is hereby approving the proposed development plan for the subject property, subject to the following conditions:



SDP 7-1 AMENDMENT
COVER SHEET
LOT 1, BLOCK Q

RODGER'S
CONSULTING

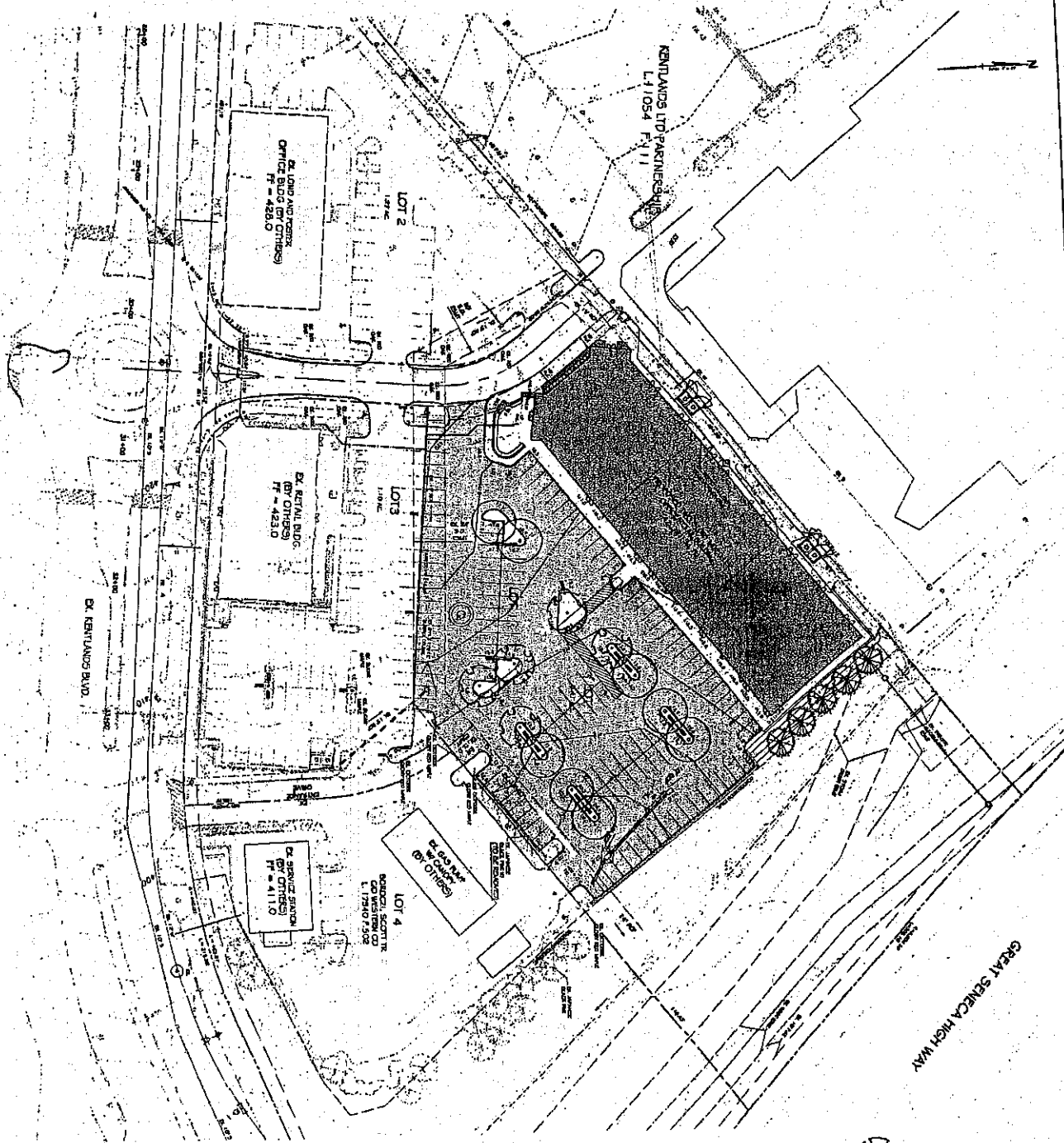
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8. New sidewalk proposed to be	1,000	sq ft	
9. New sidewalk proposed to be	1,000	sq ft	
10. New sidewalk proposed to be	1,000	sq ft	

KENTLANDS
City of Kentlands
Planning & Development
1000 Kentlands Blvd., Suite 100
Kentlands, IL 60141

PUMP GAUGE
DR. GAZON
PUMP CURBS & BATHS
CR. CABS & CARTERS
BOULDER
PUMP- PAROUS LEFT LIGHT
DR. DIRECT LIGHT
TOP OF CRAB SHOT GAUGE
FLOW LINE SHORT GAUGE
HANDICAP PAINT
MASH RECTIFY

PROPOSED SURFACES
PROPOSED GROUND
COVERS
EXISTING TREES

PRELIMINARY NOT FOR CONSTRUCTION

[illegible]

A MARYLAND REGISTERED PROFESSIONAL
ENGINEER OR ARCHITECT SEAL AND
SIGNATURE ON PLANS WILL BE ACCEPTED
AS PRIMA FACIE EVIDENCE THAT PLANS
ARE IN COMPLIANCE WITH APPLICABLE
CODES AND REGULATIONS.

CALL "MISS UTILITY" AT
1-800-257-7777
48 South Drive East of Coopersville

[illegible]

SDP 7-1 AMENDMENT
LANDSCAPE PLAN
LOT 1, BLOCK Q

RODGERS
CONSULTING
Enhancing the value of land assets

201 255 6067
 201 255 6067
 201 255 6067

	DATE	BY	FILE #
RECEIVED	MAY 03	CU	MAY 03
SEARCHED	SP		MAY 03
SERIALIZED	W		MAY 03
INDEXED	EO		MAY 03

RELEASE FOR []
 BY _____ DATE _____

KENTLANDS

ADDITONAL SECTION 2, LOT 1, BLOCK 9

[illegible]



ARCHITECTS

200 Walnut Street
Suite 200
Burlington, MA 01803
Tel: (617) 234-1111
Fax: (617) 234-1112

PROJECT

KENTLAND
SHOPPING CENTER

DATE

S&B Centers

700 WILKINSON AVE
SUITE 200
BETHLEHEM, MD 20814

CONTACT: TERRY DOWNE
TELEPHONE: 301-683-0000
FAX: 301-683-0000

ON: 10/10/93

R&A

ROOSE & ASSOCIATES, INC.
6000 GAITHERS ROAD
FARMERS BRANCH, TX 75448

CONTACT: GARY UNTERSTRE
PHONE: (214) 346-4700

1.1

NO.	DATE	REVISION
1	10/10/93	REVISION

2.1

NO.	DATE	REVISION
1	10/10/93	REVISION

3.1

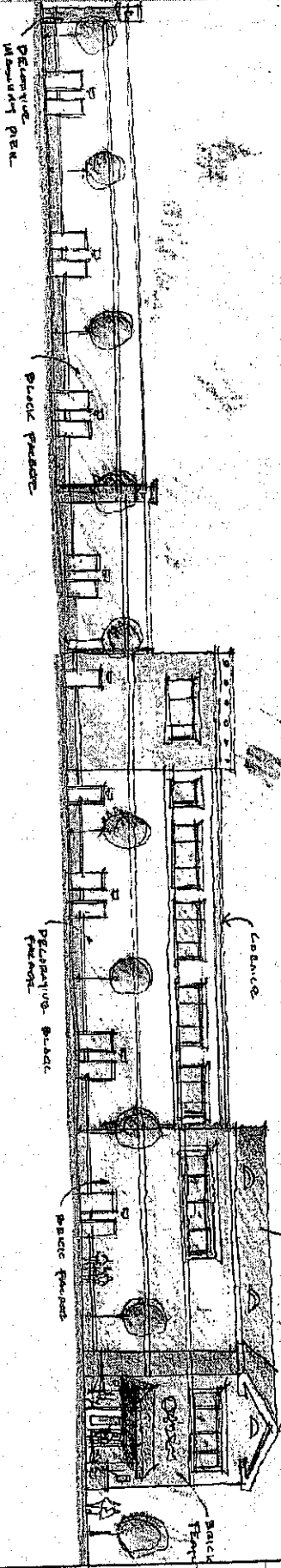
NO.	DATE	REVISION
1	10/10/93	REVISION

CONCEPT/
ELEVATION

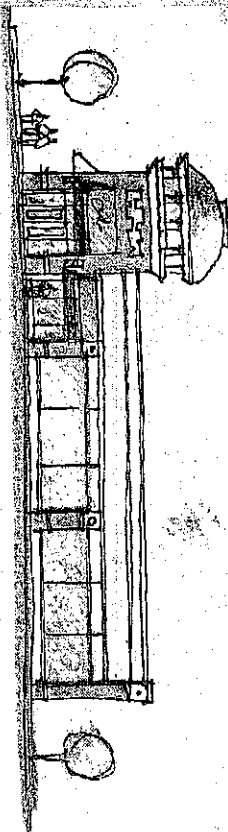
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A3-1

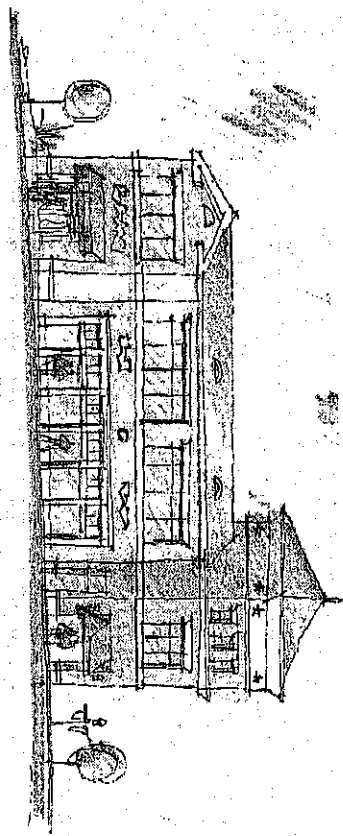
1.1 NORTH ELEVATION



1.2 EAST ELEVATION



1.3 WEST ELEVATION



1.4 SOUTH ELEVATION

